

# Memorandum

MIAMI-DADE  
COUNTY

**Date:** July 26, 2006

**To:** Nicholas D. Nitti, DIC Coordinator  
Department of Planning and Zoning

**From:** Randy Koper  
Property Management Section  
Planning and Research Division  
Park and Recreation Department

**Subject:** DIC 04-255  
Coral Reef Drive Land Development LLC f/k/a: Irwin Potash, etal  
Sec. 21 Twp 52 Rge 40

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*Randy Koper*

The applicant is requesting a district boundary change from EUM, Estate Modified District, to OPD, Office Park District, in order to develop the property with two 6-story medical office buildings totaling 300,000 sf and a 5-level parking garage. The subject property is 6.88 acres and is located in the northeast corner of SW 152 Street and SW 97 Avenue, Miami-Dade County, FL.

Because this application does not generate any residential population, the CDMP Open Space Spatial Standards do not apply and this Department has no objection to this application.

cc: Kevin Asher, Planning and Research Division